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# Public Notice

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**US ARMY CORPS  
OF ENGINEERS  
St. Louis District  
Gateway to Excellence**

**Reply To:  
U.S. Army Corps of Engineers  
Attn: Regulatory Branch  
1222 Spruce Street  
St. Louis, Missouri 63103-2833**

Public Notice No.  
**P-2570**  
Public Notice Date  
**September 11, 2006**  
  
Expiration Date  
**October 2, 2006**

**Postmaster Please Post Conspicuously Until:**

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File Number: 2006-592

Interested parties are hereby notified that an application has been received for a Department of the Army Permit for certain work in waters of the United States, as described below and shown on the attached maps.

**COMMENTS AND ADDITIONAL INFORMATION:** All comments and/or requests for public hearing must reach this office no later than the expiration date of the Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers  
Regulatory Branch  
1222 Spruce Street  
St. Louis, Missouri 63103-2833  
ATTN: Mr. Shawn Sullivan

**APPLICANT:** City of Cottleville, Attn: Mr. Kevin Corwin, 5377 Highway N, Suite A, Cottleville, Missouri 63304. Phone (636) 498-6565

**AGENT:** SCI Engineering, Inc., Attn: Mr. Michael Hartoin, 650 Pierce Boulevard, O'Fallon, Illinois 62269. Phone (618) 624-6969

**LOCATION:** The project site is located east of Highway N, west of Mid Rivers Mall Drive and north of Saeger Middle School in Cottleville, Missouri (see attached map). More specifically, the site lies in parts of U.S. Survey 304, 353, and 1776, Township 46 North, Range 03 East, in St. Charles County, Missouri.

**PROJECT DESCRIPTION:** Applicant seeks authorization to develop a city hall, police station, and city park within the city limits of Cottleville, Missouri. The proposed project involves clearing and grading an approximate 40-acre tract of land to facilitate construction of a combined facility (city hall and police station) into one building, associated parking, infrastructure, as well as an adjacent city park. The city hall building is planned to be a (LEED) Leadership in Energy and Environmental Design building that is certified by the U.S. Green Building Council. The city park is proposed to contain ball fields, basketball and volleyball courts, an amphitheater, trail systems, restrooms, pavilions, and associated parking. A total of seven emergent wetlands, a forested wetland, two

tributaries, and Dardenne Creek are located on the site and these waters of the United States are delineated and labeled on the attached map.

The applicant proposes to impact 0.03 acres of forested wetland (Wetland A) to construct a primary access road into the park and will serve as a secondary access to the city hall and police station. A total of 0.01 acres of emergent wetland (Wetland B) is proposed to be filled for construction of a trail along the southern bank of Dardenne Creek. A portion of the largest emergent wetland (Wetland C) is proposed to be impacted for construction of a trail and a softball/baseball field. Wetland C is approximately 6.61 acres in size and the applicant is proposing to fill 0.25 acres of the wetland. All of the remaining emergent wetlands (designated Wetlands D, E, F, G, and H) will be impacted by completely filling these areas for construction of the city hall and police station and accompanying infrastructure. The tributaries (denoted as Tributary A and B) are proposed to be impacted in three locations (20 linear feet each) for purposes of providing the trail systems with access over the channels. Total proposed impacts to waters of the United States are 1.056 acres. The wetlands are within the 100-year floodplain of Dardenne Creek, which is a primary tributary to the Mississippi River.

A detailed alternatives analysis is required of the applicant to demonstrate that the proposal is the least environmentally damaging practicable alternative taking into consideration other project sites to avoid impacts to the aquatic resources as well as alternative layouts to minimize impacts to the aquatic resources. The applicant's agent has also been informed that compensatory mitigation will be required for any unavoidable impacts to the above referenced aquatic resources. Although a formal compensatory mitigation plan has not been submitted at this time, the applicant's agent has conceptually proposed to compensate impacts to the wetlands and tributaries by providing on-site mitigation in those areas indicated on the attached plan. A compensatory mitigation plan is required of the applicant before a permit decision can be made.

**LOCATION MAPS AND DRAWINGS:** See attached maps.

**ADDITIONAL INFORMATION:** Additional information may be obtained by contacting Shawn Sullivan, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8580. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to [Shawn.F.Sullivan@mvs02.usace.army.mil](mailto:Shawn.F.Sullivan@mvs02.usace.army.mil).

**AUTHORITY:** This permit will be issued or denied under the following: Section 404 of the Clean Water Act (33 U.S.C. 1344).

**WATER QUALITY CERTIFICATION:** The project plans have been submitted to the Missouri Department of Natural Resources, Water Protection Program for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification is requested as of the date of this Public Notice, and if issued, will express the Agency's opinion that the proposed activities will not violate applicable water quality standards. Written comments concerning possible impacts to waters of Missouri should be addressed to: Water Protection Program, Post Office Box 176, Jefferson City, Missouri 65102-0176, with a copy provided to the Corps of Engineers.

**SECTION 404 (b)(1) EVALUATION:** The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404 (b)(1) of the Clean Water Act.

**PUBLIC HEARING:** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the applicant's proposal. Any request for a public hearing shall state, with particularity, the reason for the hearing, and must be based on issues that would warrant additional public review.

**ENDANGERED SPECIES:** A preliminary determination, in compliance with the Endangered Species Act, as amended, has been made that the work that is proposed would not affect species designated as threatened or endangered, or adversely affect critical habitat. Therefore, no formal consultation request has been made to the United States Department of Interior, Fish and Wildlife Service. In order to complete our evaluation, comments are solicited from the Fish and Wildlife Service and other interested agencies and individuals through this Public Notice.

**CULTURAL RESOURCES:** The St. Louis District will evaluate information provided by the State Historic Preservation Officer and the public in response to this public notice and we may require a reconnaissance survey of the project area.

**EVALUATION OF PROBABLE IMPACTS:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that may reasonably be expected to accrue from the described activity must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the activity described, will be considered including the cumulative effects. Among factors considered are: conservation; economics; aesthetics; general environmental concerns; wetlands; historic properties; fish and wildlife values; flood hazards; flood plain values; land use; navigation; shoreline erosion and accretion; recreation; water supply and conservation; water quality; energy needs; safety; food and fiber production; mineral needs; consideration of property ownership; and in general the needs and welfare of the people.

**Solicitation of Comments From The Public:** The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

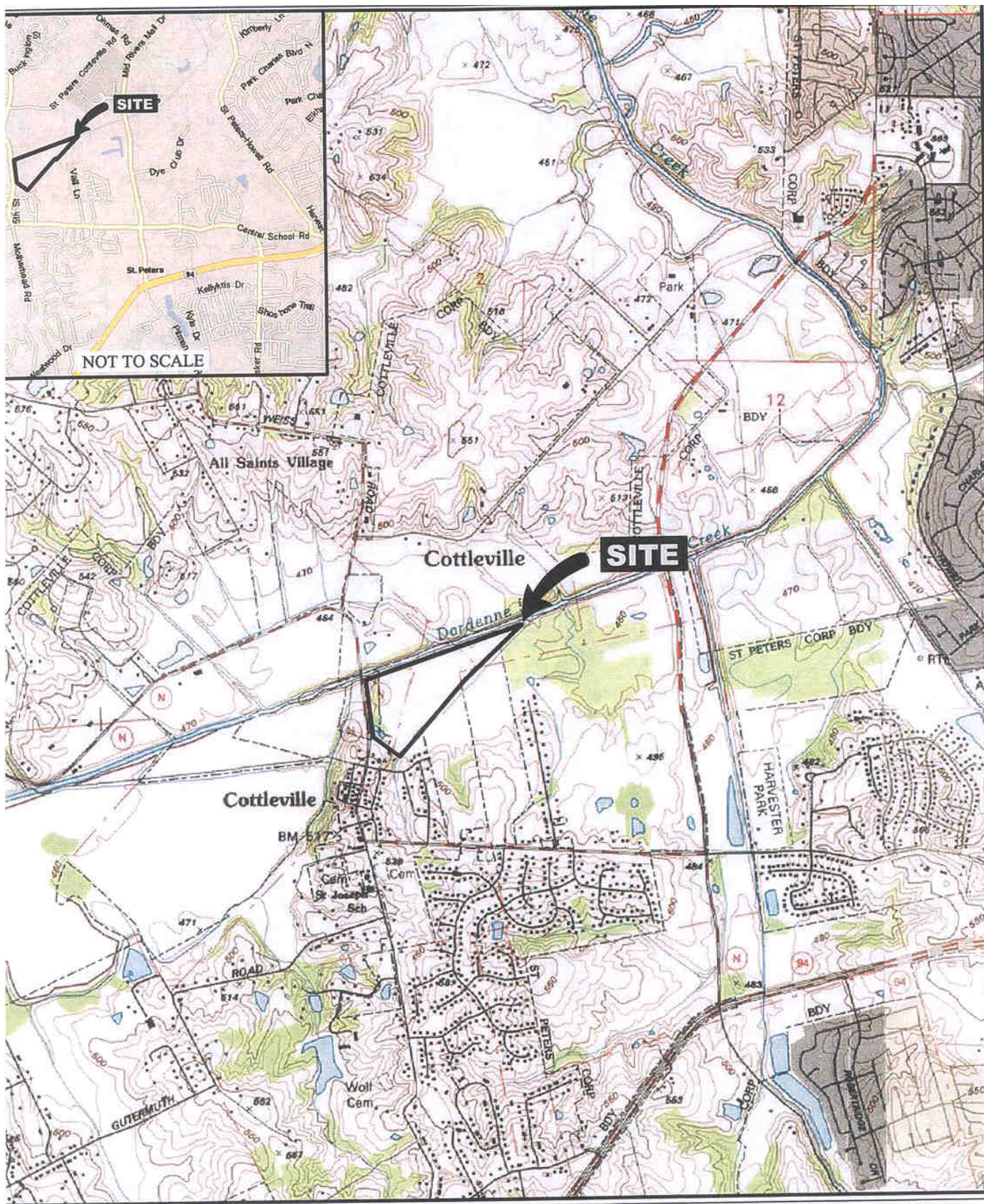
DANNY D. MCCLENDON  
Chief, Regulatory Branch



Attachments

**NOTICE TO POSTMASTERS:**

It is requested that this notice be conspicuously and continually placed for 21 days from the date of this issuance of this notice.





	<b>PROJECT NAME</b> COTTLEVILLE CITY HALL, POLICE STATION, AND PARK COTTLEVILLE, MISSOURI			<b>General Notes/Legend</b> USGS TOPOGRAPHIC MAP O'FALLON, MISSOURI QUADRANGLE WELDON SPRING, MISSOURI QUADRANGLE DATED 1994 10' CONTOURS	<b>Sheet 1 of 2</b> <b>P-2570</b> <b>File #2006-592</b>	 SCALE 1" = 2000' FIGURE 1
	<b>VICINITY AND TOPOGRAPHIC MAP</b>					
	<b>DRAWN BY</b> LAP <b>CHECKED BY</b> JAS	<b>DATE</b> 08/2006	<b>JOB NUMBER</b> 2005-0860.32			

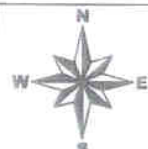
MICROSOFT STREETS AND TRIPS 2005



WETLAND DELINEATION AND  
PRELIMINARY SITE PLAN

General Notes/Legend

Sheet 2 of 2  
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